

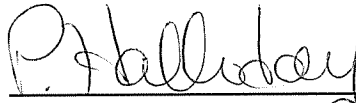

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P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Halifax Regional Council  
November 4, 2003

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**   
 Allan MacLellan, Chair  
Heritage Advisory Committee

**DATE:** October 29, 2003

**SUBJECT:** 1137 Ketch Harbour Road - Heritage Grant

**ORIGIN**

October 22, 2003 Heritage Advisory Committee meeting.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** to Regional Council:

1. That the emergency repairs required to ensure that the MacKey House, located at 1137 Ketch Harbour Road, be conducted to protect this municipally registered heritage property from further damage by natural elements until a plan can be prepared for the long term repair and rehabilitation.
2. That a grant of \$5,000 be provided and assigned to repairs to enclose the main part of the house to protect it from the elements.

## **BACKGROUND**

See attached staff report dated October 16, 2003.

## **BUDGET IMPLICATIONS**

See attached staff report. Funding for the \$5000 grant will be provided through the Residential Heritage Incentive Program approved by Regional Council on October 7, 2003.

## **DISCUSSION**

See attached draft October 22, 2003 Heritage Advisory Committee minute extract.

## **ATTACHMENTS**

- 1) Draft October 22, 2003 HAC minute extract
- 2) Staff report to the HAC dated October 16, 2003
- 3) Photos of property taken following Hurricane Juan

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

**EXTRACT FROM DRAFT OCTOBER 22, 2003 HERITAGE ADVISORY COMMITTEE MINUTES:**

**4.2 1137 Ketch Harbour Road - Heritage Grant**

- A staff report prepared for Lew Rogers, Director, Recreation, Tourism and Culture, regarding the above, was before the Committee for its consideration.

Mr. Dan Norris, Manager, Culture and Heritage, presented the staff report to the Committee, noting it was a situation of some urgency. Colour photographs illustrating the damage to the property caused by Hurricane Juan were circulated. Mr. Norris stated the staff recommendation is that a grant of \$5,000 be provided, of which, \$2500 be assigned for repairs and \$2500 be assigned for a professional assessment and schedule of repairs.

Mr. Norris noted the applicant is requesting that the entire \$5000 be allocated to repairs as the Province has already indicated the work to be done, and it would be wasteful to pay someone to look at it again.

Following a brief discussion, the following motion was put forth:

**MOVED by Mr. Tom Creighton, seconded by Mr. Mark Pothier, that:**

- 1. The Heritage Advisory Committee recommend to Council that the emergency repairs required to ensure that the MacKey House, located at 1137 Ketch Harbour Road, be conducted to protect this municipally registered heritage property from further damage by natural elements until a plan can be prepared for the long term repair and rehabilitation.**
- 2. The Heritage Advisory Committee recommend to Council that a grant of \$5,000 be provided and assigned to repairs to enclose the main part of the house to protect it from the elements. MOTION PUT AND PASSED UNANIMOUSLY.**



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Heritage Advisory Committee  
October 22, 2003

**TO:** Chair and Members of Heritage Advisory Committee

A handwritten signature in black ink, appearing to be "Lew Rogers".

**SUBMITTED BY:** \_\_\_\_\_  
For: Lew Rogers, Director, Recreation, Tourism and Culture

**DATE:** October 16, 2003

**SUBJECT:** Special Request- Heritage Grant- Hurricane Juan

### ORIGIN

Application from the owner of the MacKey House, a municipally registered heritage property located at 1137 Ketch Harbour Road, for a Heritage Incentive Grant to address emergency repairs required after Hurricane Juan to protect the heritage house from further damage by the elements.

### RECOMMENDATION

It is recommended that :

1. The Heritage Advisory Committee recommend to Council that the emergency repairs required to ensure that the MacKey House, located at 1137 Ketch Harbour Road, be conducted to protect this municipally registered heritage property from further damage by natural elements until a plan can be prepared for the long term repair and rehabilitation;
2. The Heritage Advisory Committee recommend to Council that a grant of \$5000, be provided and assigned as follows: a) up to \$2500 for repairs to enclose the main part of the house to protect it from the elements; b) up to \$2500 for a professional assessment and schedule of repairs to bring the property back to state of habitation, reflective of the status as a municipally registered heritage property in Ketch Harbour, Halifax Regional Municipality.

## **BACKGROUND**

The Mackey House, located at 1137 Ketch Harbour Road, is a municipal heritage property, located in Halifax Regional Municipality. Staff were notified on October 10<sup>th</sup>, 2003 by the owner of the property that it had experienced significant damage due to Hurricane Juan. At the present time, staff are forwarding this report to the HAC to advise them of the extent of the damage and to recommend that work be allowed to be carried out to protect the resource from further damage from the natural elements.

## **DISCUSSION**

The MacKey House came before the HAC for evaluation on November 28, 2001. At that time the significance of the house included its age (built before 1865); historical association (with the MacKey family) and architectural style (typical of a fisherman's home).

Staff conducted a site visit on October 15<sup>th</sup>, 2003 and as stated by the owner, discovered that there has been significant damage from Hurricane Juan. The tall spruce shown in a Photograph taken in 2001 (see Attachment # 1) came down during the storm and damaged the structure of the roof of the main body of the house. The summer kitchen shown in Photograph #2 (smaller building to the right) was significantly damaged by the hurricane. The east wall (shown), west wall and roof were literally blown out, leaving only the framing for these walls and the north wall in the summer kitchen.

At the time of the site visit, staff informed the owner that the house could no longer be occupied in its current condition. The house was open to the elements where the summer kitchen had once been attached and the structural stability of the main house needs to be assessed. The purpose of this report is to recommend that emergency work be allowed to be carried out to enclose and protect the main part of the house from further damage. This will include boarding to close the gap where the summer kitchen was at one time attached and roof repairs to the house and an adjacent shop.

It is the view of the staff that the building has been significantly compromised. It is, however, sited at a prominent location in the community (see attachment # 2). It is a rare example of a fisherman's house and equally importantly, the property is both municipally and provincially registered. Staff are proposing that the funds be applied to make emergency repairs and to pay for a professional assessment and list of repairs to bring the property back to a state of rehabilitation.

## **BUDGET IMPLICATIONS**

The owner has made application for the maximum grant of \$5000. This will be assigned as follows:

- 1) up to \$2500 for repairs to enclose the main part of the house to protect it from the elements;
- 2) up to \$2500 for a professional assessment and list of repairs to bring the property back to a state where an occupancy permit can be issued.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

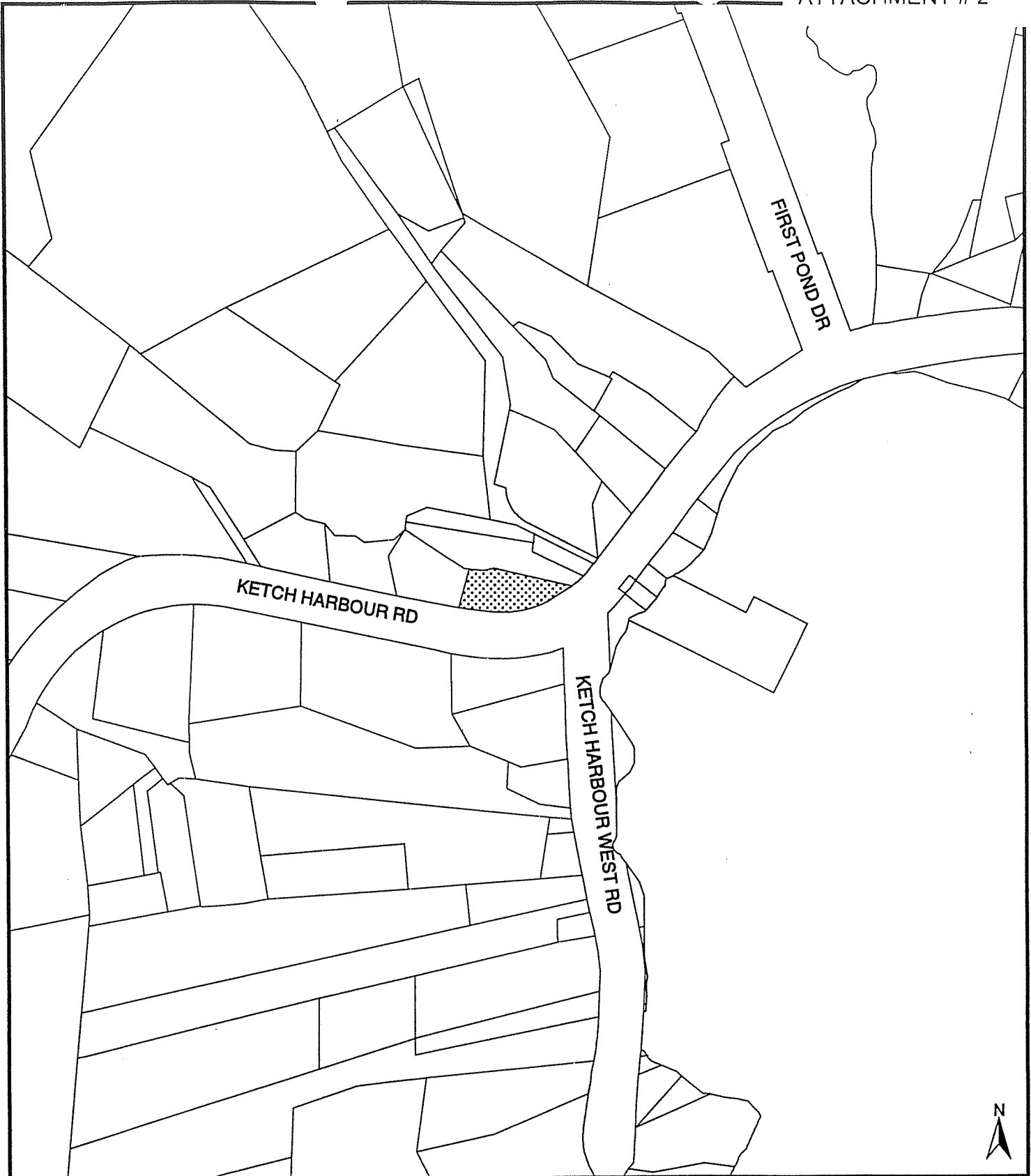
There is one alternative, not to offer assistance at this time and to see the building further damaged by being open to the elements. This is not recommended. The building is municipally registered and provincially registered and therefore viewed as a significant asset to the community.

**ATTACHMENTS**


Attachment # 1: Photographs of property taken in 2001

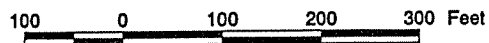
Attachment # 2: Map of community showing location of property

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|--|---|
| Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208. |   |
| Report Prepared by:  | Dan Norris, Manager, Culture & Heritage |
| Report Approved by:  | _____                                   |
|  | Lew Rogers                              |



Map 1 - Location Map  
1137 Ketch Harbour Road  
Ketch Harbour

 Subject area under consideration  
for heritage registration



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

HRM does not guarantee the accuracy  
of any representation on this plan.





## **Attachment 3**

**Photos taken following Hurricane Juan**







